

**DISTRICT VI ADVISORY BOARD**  
**Minutes**

**Wednesday**  
**January 21, 2004**  
**7:00 p.m.**

**Evergreen Neighborhood Center**  
**2700 N. Woodland**  
**Lounge Clubroom**

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The District VI Advisory Board Meeting was held at 7:00 P.M. at Evergreen Recreation club lounge room. In attendance were the District VI City Council Member, eleven (11) District Advisory Board Members (1) youth DAB member, four (4) city staff, and (37) citizens. Approximately 52 were in attendance.

**Members Present**

Council Member Sharon Fearey  
Paul Daemen  
Rosalie Bradley  
Sandra Whittington  
Maurine Willis  
Bob Wine  
Dick Rumsey  
Annie Best  
Bob Schreck  
Bickley Foster  
Jaya Escobar  
Rob Johnson  
Daniel Ramirez- youth

**Member Absent**

Rick Shellenbarger

**Guests**

Listed at end

**Staff**

Officer Paul Kimble, Patrol North  
Terri Dozal, Neighborhood Assistant  
Rob Younkin, Public Works  
Scott Knebel, Planner

**Council Member Fearey** called the meeting to order at 7:05 P.M. and welcomed guests. DAB members were asked to introduce themselves and the area they represented.

**Approval of Minutes**

The minutes for December 1, 2003 were approved as submitted (**Whittington/Wine 10-0**)

**Approval of Agenda**

The agenda was approved as submitted. (**Schreck/Willis 10-0**)

**Public Agenda**

No members of the public requested to speak.

**Member Escobar** arrived at 7:08 p.m.

**Planning**

1. **CON2003-00046**

The *District VI Advisory Board (DAB)* considered a Conditional Use for a car wash and self-service storage warehouse generally located on the northeast corner of 53<sup>rd</sup> Street North and Meridian. The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Scott Knebel, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Phil Myer* representative for the applicant stated: 1) the owner is in agreement with the staff report recommendations; 2) owner doesn't want to have a Hip roof on the buildings; 3) the owner has visited with the neighbors about what will be built; 4) the recovery system on the car wash for waste has been EPA approved; 5) the entrance would be used for the car wash and storage facility; 6) the facility would be open 7 days a week 24 hours a day and 7) the Health department has reviewed this system and deems it acceptable.

One member of the public spoke on the trash these kinds of facilities generate and if the area zoning changes he would like to put in a small car lot sales. He had no opposition to the conditional use request.

The DAB Members expressed the following: 1) the recycle system and its function; 2) trash receptacles for both areas; 3) if there were any property owners concerns; 4) screening; 5) only one entrance to the facility and 6) if there would be an on site manager for both facilities.

\*\*\*\*\* **Action Taken:** Motion to **Approve** Conditional use as staff report indicates  
(Foster/Daemen 11-0)

2. **ZON2003-00073**

*District VI Advisory Board (DAB)* considered a Zone change from "B" Multi-family residential to "LC" Limited Commercial for uses such as retail store; construction sales and service or limited vehicle repair. At the northeast corner of 13<sup>th</sup> and St. Paul

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. *Scott Knebel, Planner* presented the case and reviewed the staff recommendation with members and the public.

*Greg Ferris*, representative for the applicant stated: 1) the property size will limit use; 2) the need to plat the property exists; 3) this is not a conditional contract; 4) Limited commercial is zoned at the surrounding properties and 5) the Lessee may use property as small gift store or construction service.

One member of the public spoke asking if this site could be used as a club, car lot or house outdoors storage. If any of these mentioned were a possibility, he felt the neighborhood would be in opposition of this request.

The DAB Members expressed the following: 1) what would be the proposed use for the property; 2) concern about the intersection of 13<sup>th</sup> and St. Paul; 3) there is not enough parking; 4) would there be any outside storage; and 5) could the parking lot be enlarged.

\*\*\*\*\* **Action Taken:** Motion to **Approve** based on staff recommendations and recommend staff to consider the owner/applicant adding a possible protective overlay on this property.  
(Schreck/Foster 9-2 Rumsey/Whittington)

## **PUBLIC WORKS**

### **3. Staff will present on paving projects for 27<sup>th</sup> Street North, between Arkansas and Broadway.**

*District VI Advisory Board (DAB)* considered paving projects for 27<sup>th</sup> street North, between Arkansas and Broadway to include Jackson to Waco, Waco to Fairview and Wellington to Market streets. The DAB Members were provided the assessments for the project and maps of the areas for review prior to the meeting. *Rob Younkin* presented the case and reviewed the proposed project with members and the public.

One member of the public (*Wendell Turner*) spoke in favor of the project due to his neighborhood association in 2002 went and passed petitions for the paving of 20 blocks in the area. The reason for his request of the paving was to finish paving the streets in his neighborhood. With 27<sup>th</sup> street not paved he felt it left the area uncompleted. **Council Member Fearey** thanked him for all his work in getting the streets paved.

*Six members of the public not in favor of this project spoke and expressed the following concerns: 1) No need to pave; it's not necessary there are no houses on 27<sup>th</sup>; 2) we are already paying for 26<sup>th</sup> street paving; 3) you don't pave a dead end street; 4) first we didn't mind the paving & agreed to make monthly payments & now we're being doubled taxed; 5) the understanding was to be monthly payments for 15 years. But now we only pay 2 times a year and 6) we were given an estimated cost. Now we're paying double taxes when originally it should have been less.*

The **DAB Members** expressed the following: 1) if driveways were included in the assessment; 2) was there a petition for this paving; 3) Is this project part of neighborhood development; 4) it costs the city so much to maintain dirt streets and other citizens paying to maintain dirt streets; 5) this is a good time to do this due to interest rate and it will finish the area.

\*\*\*\*\* **Action Taken:** Motion to **Approve** paving project for 27<sup>th</sup> street North, between Arkansas and Broadway to include West of Jackson, Jackson to Waco, Waco to Fairview (**Wine/Schreck 5-3 Escobar, Best, Johnson**)

**Council Member Fearey** will review the curb request before this comes to City Council along with grading and cost analysis for comparison.

*Younkin* stated resident's options to pay on these projects could be discussed with the City Clerk. There is a hardship deferral where some residents could qualify.

**Member Foster** finished with the word taxes was used and explained these costs due not come from taxes but are considered special assessments, which adds value to your property.

### **Wellington to Market**

The DAB Members were provided the assessments for the project and maps of the areas for review prior to the meeting. *Rob Younkin* presented the case and reviewed the proposed project with members and the public.

One member of the public spoke not in favor of the proposed paving project due to not wanting to pay extra taxes.

The DAB Members expressed the following: 1) would there be paving on both sides of the ditch and 2) would there be front and side street paving.

\*\*\*\*\* **Action Taken:** Motion to Approve paving project based on proposal (**Wine/Schreck 11-0**)

**Elm Street paving, Sheridan to Mt. Carmel**

*District VI Advisory Board (DAB)* considered a paving project for Elm Street between Sheridan and Mt. Carmel. The DAB Members were provided the assessments for the project and map of the area for review prior to the meeting. *Rob Younkin* presented the case and reviewed the proposed project with members and the public.

Two members of the public spoke asking why the apartments were not being charged for the paving and would there be any drainage improvements.

*Younkin* stated there would be curb and gutter to assist with drainage and would tie into Sheridan.

There were no comments from DAB members.

\*\*\*\*\* **Action Taken:** Motion to Approve paving project based on proposal (**Rumsey/Willis 11-0**)

**Mead Street paving, Central to 3<sup>rd</sup> Street**

*District VI Advisory Board (DAB)* considered a paving project for Mead Street between Central to 3<sup>rd</sup> Street. The DAB Members were provided the assessments for the project and map of the area for review prior to the meeting. *Rob Younkin* presented the case and reviewed the proposed paving project with members and the public.

Jack MacIntyre, a lawyer representing all in this area except KGE asked the DAB to not approve the proposed paving project due to 1) the City wants a collector street for the Warren Theater; 2) remaining owners of area would have no access; 3) there is no land owner in favor of this project 4) this area is not Old Town it's a yard store and considered industrial and 5) if the City pays for the paving the owners would agree.

The **DAB Members** expressed the following: 1) is it only one owner requesting this paving project; 2) how was this project estimated; 3) How can you determine accurate cost of drainage; 4) When will you assess the project; 5) How soon for these paving projects; 6) does the City own this and 7) what is the procedure to abandon?

*Younkin* responded to the DAB inquiries 1) yes; 2) This project cost could go up or down, we estimated high to allow for worse case scenario of the project; 3) We know the number of catch basins of the area; 4) not until the project is in design and if bids come in over estimate we will go back to council and get approval; 5) March, April, and May for design-and possible not till spring of 2005 for actual beginning of project 6) we are not sure who owns this but the City is maintaining it now and 7) the land owners need to make a petition with 51% vote.

\*\*\*\*\* **Action Taken:** Motion to **not approve/postpone proposed paving project** until more information is collected on this project. (**Wine/Schreck 10-1 Whittington**)

**Council Member Fearey** finished stating this is not the city wanting the paving and staff did not initiate this. An owner in Old Town requested it to me. Fearey stated the project could be ordered in by City Council.

**Member Best** asked if this project is to benefit traffic for the Warren wouldn't that fall under the TAX increment district.

**Member Whittington** stated there were quite a few legal issues needing resolved. I don't feel we have all the facts.

**Member Daemen** said he could not approve this project.

**Member Foster** commented we approved the Elm issue and it's the same as this.

**Member Willis** stated we push tax increases and order projects on depressed residents and a business can come in and we look to his favor.

### **BOARD AGENDA**

#### **3. Problem Properties**

- Cars for Sale parked on N. Meridian since Sunday same problem
- Graffiti on spillway
- Tobacco shop- vehicles parked in back appearance of a junkyard.

#### **4. Neighborhood Reports**

**Benjamin Hills:** Feb. 3<sup>rd</sup>/ meeting will host a Postal inspector discussing identity theft.

**Member Daemen** stated he has spent lots of time waiting to report break- ins or to report crime when calling police.

**Member Best** commented there had been a rash of burglaries of law offices near the courthouse. They are taking office equipment.

**Member Bradley** noted the El Tequila club was trying to get an administrative change for a drinking establishment on the backside of Twin Lakes store. For now the case is on hold..

**North Riverbend:** reported the work on the 66" waterline near 17<sup>th</sup> N & St. Paul, hit a water main and water runs down to Richmond, 13<sup>th</sup> & Meridian and west side of Meridian. The water is not going into the storm drain.

**Member Schreck** requested the information from the Fireworks Task force be on the next DAB agenda for Feb. 2<sup>nd</sup>.

\*\*\*\*\* **Action Taken:** Receive and file

### **Updates from Council Member Fearey**

- Breakfast at the Morris Restaurant on the 4<sup>th</sup> Saturday of the month. This is for Neighborhoods to come and visit, ask questions. The first breakfast **Fearey** will be discussing our form of government and the City Manager search.

With no further business to discuss, the meeting adjourned at 9:40 pm.

**Guests**

Orville & Fern Smith	785 N. Mt Carmel
Elizardo Rodriquez	2732 Jackson 67204
Gary Smith	763 N. Mt. Carmel 67203
Ray Hall	10061 N. Meridian V.C. 67147
J. Addison	2421 & 2411 W. 53 <sup>rd</sup> N. 67204
Jim Roths	755 N. Mt. Carmel 67204
Bob & Ernestine Turner	2747 Jackson 67204
Anna Villarreal	767 N. Mt. Carmel
Jerry Prichard	1607 N. Clarence Ind. Hills-Riverbend N.A.
Mary E. Walker	3434 N. Sedgwick
Howard & Darlene Bromley	2744 N. Waco
Wendell Turner	2623 Fairview
Rob Johnson	3736 Agnes
R Wendell	P.O. Box 1641 Matting Yard Murdock
Patrick and Kathy Wingler	2738 N. Jackson, Salina, KS. Owner
Jason Wingler	2738 N. Jackson
Kenneth Ast	750 N Sheridan
Randy Ford	746 N. Sheridan
Donald & Crystal Fortner	740 N. Sheridan 67203
Benito L. Mendoza	2739 Fairview
Shawn Newmann	759 N. Mt. Carmel
Chris MacDonald	803 N. Sheridan
Mikee Melva Wichers	803 N. Sheridan
Jack McInteer	151 N. Main for 1st Nat. OK. Trustee of Mattingly Trust
Buchus & Son Inc. Murdock Co.	<a href="mailto:Jack@DepewGillen.Com">Jack@DepewGillen.Com</a>
Beverly Alterman	803 N. Sheridan
Paul Cubalski	631 North Court
Lyl Palmer	625 North Ct
Jose M. Bosorques	2756 N. Waco
Matiaz Orona	505 W. 27 <sup>th</sup>
Michael W. Lambert Jr	
Margarita Ibarra	2757 N. Jackson
John & Connie Zakas	105 S. Ridgewood

Respectfully Submitted,

Terri Dozal  
6<sup>th</sup> District Neighborhood Assistant